

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS RE-2A,
RE-7A and RE-4 IN THE
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Inland Steel Development Corporation has presented a proposal for the purchase and redevelopment of Disposition Parcels RE-2A, RE-7A, and RE-4 in the South End Urban Renewal Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Inland Steel Development Corporation be and hereby is tentatively designated as redeveloper of Disposition Parcels RE-2A, RE-7A, and RE-4, South End Urban Renewal Area, subject to:

(a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;

(b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds; and

(ii) Evidence of firm financing commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications.

2. That the disposal of said parcel by neogtiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that Inland Steel Development Corporation possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal plan for the Project Area.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 1-(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

JUNE 24, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS RE-2A, RE-7A, and RE-4
SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56

SUMMARY: This Memorandum requests tentative designation of Inland Steel Development Corporation as Redeveloper of Disposition parcels RE-2A, RE-7A and RE-4 in the South End Urban Renewal Area.

Originally these parcels were to be developed by the Boston Housing Authority under the conventional public housing program. In September of 1965, the Boston Housing Authority hired an architect for the design of this development and subsequently advertised for construction bids in the fall of 1969 for 359 units of elderly housing and 76 family units. Four general contractors took out bid plans and specifications from the Housing Authority, but at the termination of the bidding period only one general contractor submitted a bid. The bid that was received was in excess of \$8,000' per room which was then well beyond the Federal statutory room cost which was approximately \$5,000 per room. Therefore, on November 12, 1969, the Boston Housing Authority rejected the only submitted bid.

The Boston Housing Authority then commenced negotiations with a number of developers in order to explore the possibility of building on each of these sites individually while still utilizing the existing plans which was an incurred expenditure for the project. The "Turnkey" housing technique was determined to be the best possible means of expediting this project, and in February of 1970, the Boston Housing Authority publicly advertised an open request for "Turnkey" developers. Discussions were held with a number of developers for the conversion of this project to the "Turnkey" method, and in that regard negotiations were commenced with Starrett Bros. and Eken, Sprague Corporation, and Inland Steel Development Corporation.

After a considerable amount of work and expenditure of money, Sprague indicated that this job could not be done at the price of \$19,000 per unit which was one of the requirements for the "Turnkey" submissions. Starrett Bros. & Eken did not follow up on their original interest, but Inland Steel Development Corporation did submit a proposal to Boston Housing Authority which was within the price guidelines. Therefore, on May 12, 1971, Inland Steel Development Corporation was designated by the Boston Housing Authority as developer for 234 elderly units on the above-captioned parcels. It is felt that the proposal from Inland Steel Development Corporation represents a proposal that can be effectuated in the near future with the cooperation of all governmental entities. Therefore, I recommend that the Authority tentatively designate Inland Steel Development Corporation as Redeveloper of Parcels RE-2A, RE-7A, and RE-4 in the South End Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

